



## Edmonton Alberta

\$475,000

Great charming brick Home Built in 1910, Unique and tastefully decorated with a spacious living and dining rooms, 9 FT ceiling, complete with pocket doors. Kitchen has a formal pantry, has two metal door accesses. A Gas Fireplace, main floor Den. Good size foyer with open stairway adds charm to an older character home. Hardwood floor, all windows have been upgraded. The House now has a brand new boiler system and hot water tank. All bedrooms have walk in closets. The Basement is developed with 2 good size bedrooms. Price included vacant lot next door, 10856 93 ST with separate Title. Plan is 1710U, Block 23, Lot 5. Over size single 16x22 Garage is fully insulated, wired. Spacious concrete deck. Close to all Amenities: Schools, transportation, shopping, Hockey Arena, Good location. (id:6769)

**Bedroom 5** 3.98 m X 3.12 m

**Bedroom 6** 3 m X 2.81 m

**Living room** 4.37 m X 3.53 m

**Dining room** 4.51 m X 4.72 m

**Kitchen** 4.22 m X 3.12 m

**Den** 2.77 m X 2.84 m

**Breakfast** 1.83 m X 1.07 m

**Primary Bedroom** 4.22 m X 3.59 m

**Bedroom 2** 3.24 m X 2.89 m

**Bedroom 3** 3.62 m X 3.58 m

**Bedroom 4** 4.18 m X 2.63 m

Listing Presented By:



Originally Listed by:  
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